



METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

DESIGNATION REPORT



CASTLE RESIDENCE

17700 Old Cutler Road

Miami, Florida

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD
DESIGNATION REPORT—INDIVIDUAL SITE

Designation No.

Date of Filing

Date of Designation

Owner(s)

St. Thomas Lutheran Church

Mailing Address

17700 Old Cutler Road
Miami, Florida

SURVEY FINDINGS:

H.A.B.S Natl. Reg. H.A.E.R. Other:
 Dade County Historic Survey Findings:

RATING: Architecture History Context

SITE LOCATION:

T 55, R 40, S 35
Dougherty's Sub
S100FT of N738FT of Lot 10
Less E35FT For R/W

Current Zoning (describe):

Residential

Current Use (describe):

School

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Current Condition:

Excellent Good Fair Deteriorated Unexposed
 Unaltered Altered
 Original Site Moved _____

Physical Description of Site (see attached photos):

The Castle Residence is a one story masonry structure with a raised rectangular floor plan. The facade faces east on Old Cutler Road and is composed of three bays with a driveway portico extending on the south facade. A central entrance portico extends from the central bay. The central bay rises to form a stepped parapet with an ornamental four-leaf clover relief. The entrance portico has a gable roof covered in clay barrel tile. The main roof is flat with coping also of clay barrel tile in front, and a molded finish on the surrounding roof line. Clustered scuppers penetrate the side facades.

The structure appears to be in excellent condition although there have been some alterations. The original character of the building is in tact. In the rear of the structure a new screened breezeway currently connects the main house with the original masonry pump house of the same masonry and stucco construction. On the front facade the original arched openings, which were probably screened, have been enclosed and replaced with louvered aluminum windows. The original openings remain visible which is in keeping with the Secretary of the Interior Standards. All other windows in the structure have been replaced, however, the textured surfacing, decorative features, and floor plan are original.

The structure is currently used as a Montessori School which is operated by the Church.

(Use additional sheets if necessary)

SEE CONTINUATION SHEET

SIGNIFICANCE

<input type="checkbox"/> Archeology-Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> People
<input type="checkbox"/> Archeology-Historic	<input checked="" type="checkbox"/> Exploration/Settlement	<input type="checkbox"/> Philosophy
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Historical Events	<input type="checkbox"/> Politics/Government
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Industry	<input type="checkbox"/> Religion
<input type="checkbox"/> Art	<input type="checkbox"/> Invention	<input type="checkbox"/> Science
<input type="checkbox"/> Commerce	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Sculpture
<input type="checkbox"/> Communications	<input type="checkbox"/> Law	<input type="checkbox"/> Social/Humanitarian
<input type="checkbox"/> Community Planning	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater
<input type="checkbox"/> Conservation	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation
<input type="checkbox"/> Economics	<input type="checkbox"/> Music	<input type="checkbox"/> Other (special)
<input type="checkbox"/> Education		

Significance— Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

The Castle Residence located at 17700 Old Cutler Road was constructed circa 1928. This structure was one of the first homes built in the J.W. Dougherty Subdivision. In addition, it is a fine example of Mission style architecture, which reached its height in popularity during the 1920s in South Florida.

James W. Dougherty, a world traveller, settled briefly in Punta Gorda, Florida and Matecumbe in the Florida Keys where he manufactured honey and had a tomato canning factory. He had always felt that the Biscayne Bay area was the most beautiful spot in the world. So, in 1880 Dougherty bought land in Cutler and by 1890 had moved there with his new wife, Lillian.

During the late 1890s, after S.H. Richmond had surveyed this area, Dougherty platted a subdivision due south of the Town of Cutler. The new subdivision contained ten lots. Nine of the lots were located on the east side of Cutler Road with one triangular lot (number 10) on the west side of the road.

¹Jean Taylor, Villages of South Dade, (St. Petersburg, Florida: Byron Kennedy and Co., 1972), p. 10-11.

²Dade County Public Records, Plat Book 1, page 1, (Miami, Florida: Courthouse Tower).

SIGNIFICANCE—CONTINUATION SHEET

The first recorded sale of any lot in this subdivision that can be traced was lot 10 (also referred to as lot 6). Records show that a Mr. M.G. Tracy owned this prior to 1928. M.G. Tracy was the son of Everett Tracy who owned the largest ice plant in the state. In September of 1928 Tracy sold this lot to Arthur Castle and his wife Olive. Arthur and his brother Charles had purchased land in the area in 1925. According to Jean Taylor, the Castle family sold this land and built a home on the west side of Old Cutler Road. Arthur Castle was the Secretary-Treasurer of the Dade Canning and Preserving Company; Olive was a Christian Science practitioner with an office in downtown Miami. In the Christian Science religion a practitioner is one who spiritually heals the sick. This residence, built in the mid 1920s, was the Castle family home until Olive's death in 1954¹. At that time, it was sold to Lloyd and Helen Kratz. Mrs. Castle's estate records show that in 1954 the house was valued at \$8600 and the land at \$1400.³ In 1974 St. Thomas Lutheran Church purchased the home. During the 1970s the house was used as a residence for the pastor and then a Sunday school for the church.⁴ At present the structure houses a Montessori School.

During the 1920s there was almost no other suburban development in this area and few residences were built in the Dougherty Subdivision. At this time South Dade was primarily a rural area of scattered farm houses. The Mission style, a typical suburban style of architecture prevalent in the boom time developments that surrounded Miami during the 1920s, is fairly unique to this area of Dade County.

³Ibid., Abstract Book 29,; Taylor, Villages, p. 20,; Miami City Directory, 1927-1931,; Olive Castle, Probate Case #32960-B, Dade County Courthouse, 2nd Floor.

⁴Pastor Roth, Interview with Teresa Lenox, 4 October 1991, St. Thomas Lutheran Church, Miami Florida.

Bibliographic References:

Dade County, Probate. Case #32960-B. Miami, Florida: Dade County Courthouse, 2nd Floor.

Dade County, Public Records. Abstract Book 29. Miami, Florida: Courthouse Tower, 9th Floor.

Dade County, Public Records. Plat Book 1. Miami, Florida: Courthouse Tower, 9th Floor.

Polk, R.L. Miami City Directory, 1927-1931. Jacksonville, Florida: R.L. Polk & Co., Publishers, 1927-1931.

Roth, Pastor. St. Thomas Lutheran Church, Miami, Florida. Interview, 4 October 1991.

Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Byron Kennedy & Co., 1972.

Title Verification (attach copy): Book 8698

Warranty
Page No. 1966 Deed Type Deed

Impacts—Impact of the designation on proposed public improvements, renewal projects or private development.

Designation would have the effect of bringing any plans for alterations to the property before the Preservation Board for review. Designation will not affect current zoning.

Staff Recommendation:

Staff recommends the designation of the Castle Residence as an individual historic site.

Special Standards for Certificate of Appropriateness:

Any special standards will follow the general guidelines as recommended for historic structures as detailed in the "Rules and Regulations for Review of Historic Site Designation and Issuance of Certificates of Appropriateness."

Draft Resolution Designating the Property:

WHEREAS, the Castle Residence is a fine example of Mission style architecture unique to this area, and

WHEREAS, the Castle Residence was built circa 1928, and

WHEREAS, the Castle Residence was the first home built in the J.W. Dougherty Subdivision, and

WHEREAS, the Castle Residence is located at:

17700 Old Cutler Road
Miami, Florida

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on January 15, 1991 has designated the Castle Residence as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and the Castle Residence is subject to rights, privileges and requirements of that ordinance.

Designation is approved as evidenced by the signature of the
Historic Preservation Board Chairman.

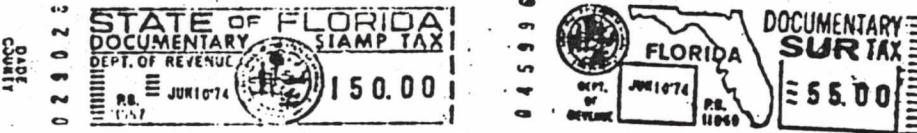
This Warranty Deed Made the 5th day of June A. D. 19 74 by
LLOYD KRATZ and HELEN B. KRATZ, his wife,
hereinafter called the grantor, to

ST. THOMAS LUTHERAN CHURCH
a/corporation existing under the laws of the State of Florida, with its permanent postoffice
address at 17700 Old Cutler Road, Miami, Florida, 33157
hereinafter called the grantee:

(Wherever word herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantee, all that certain land situate in Dade
County, Florida, viz:

The South 100 feet of the North 738 feet of Lot 10 of
DOUGHERTY SUBDIVISION, the same lying and being in
Section 35, Township 55 South, Range 40 East, as
recorded in Plat Book 1, at Page 1, according to the
Public Records of Dade County, Florida.



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1973.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA.
RECORD VERIFIED

RICHARD P. BRINKER,
CLERK CIRCUIT COURT

In Witness Whereof, the said grantor has hereunto set their hand and seal the day and year
first above written.

Signed, sealed and delivered in our presence:

Mellie Schlueter
Lloyd Kratz
Helen B. Kratz

Lloyd Kratz
Lloyd Kratz
Helen B. Kratz

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Lloyd Kratz and Helen B. Kratz, his wife,
to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of
June A. D. 19 74.



NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 30, 1977
BONDED THRU GENERAL INSURANCE INDEMNITY CO.

This instrument prepared by:

THIS INSTRUMENT WAS PREPARED BY
THOMAS S. HODSON
TURNER, HODSON & WATKINS, ATTORNEYS
830 N. KROME AVENUE
HOMESTEAD, FLORIDA

10/30/91

* * * PUBLIC VALUE INQUIRY * * *

PTXM0186

FOLIO 30 5035 002 0050 PROP ADDR 17800 OLD CUTLER RD

MCD 3000

NAME AND LEGAL
ST THOMAS LUTHERAN CHURCH
17700 OLD CUTLER RD
MIAMI FL

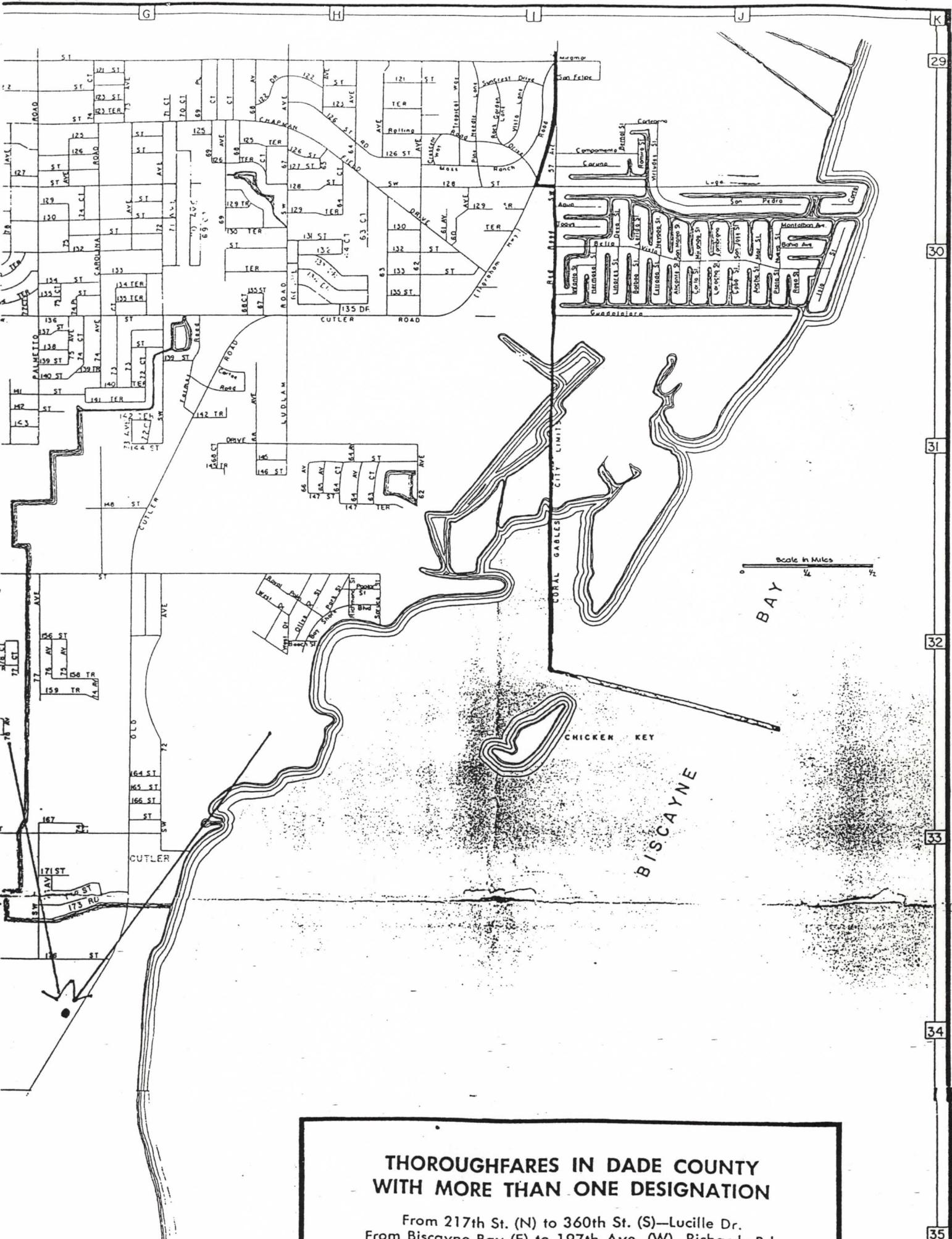
	VALUE HISTORY		
YEAR	1989	1990	05/01/91
LAND	54400	60800	60800
BLDG	55011	55011	49779
TOTAL	109411	115811	110579

331576326 HEX

35 55 40 .64 AC M/L
DOUGHERTY'S SUB FB 1-1
S100FT OF N738FT OF LOT 10
LESS E35FT FOR R/W
74R-130856

WVD	TOTEX	109411 T	115811 T	110579 T
NONEX	CO NE			
STATE EXEMPT: PARSONAGE	SALE AMT	50000		
	SALE DATE	06/74		
	SALE O/R	000000000		
	SALE TYPE	1		
	SALE I/V			

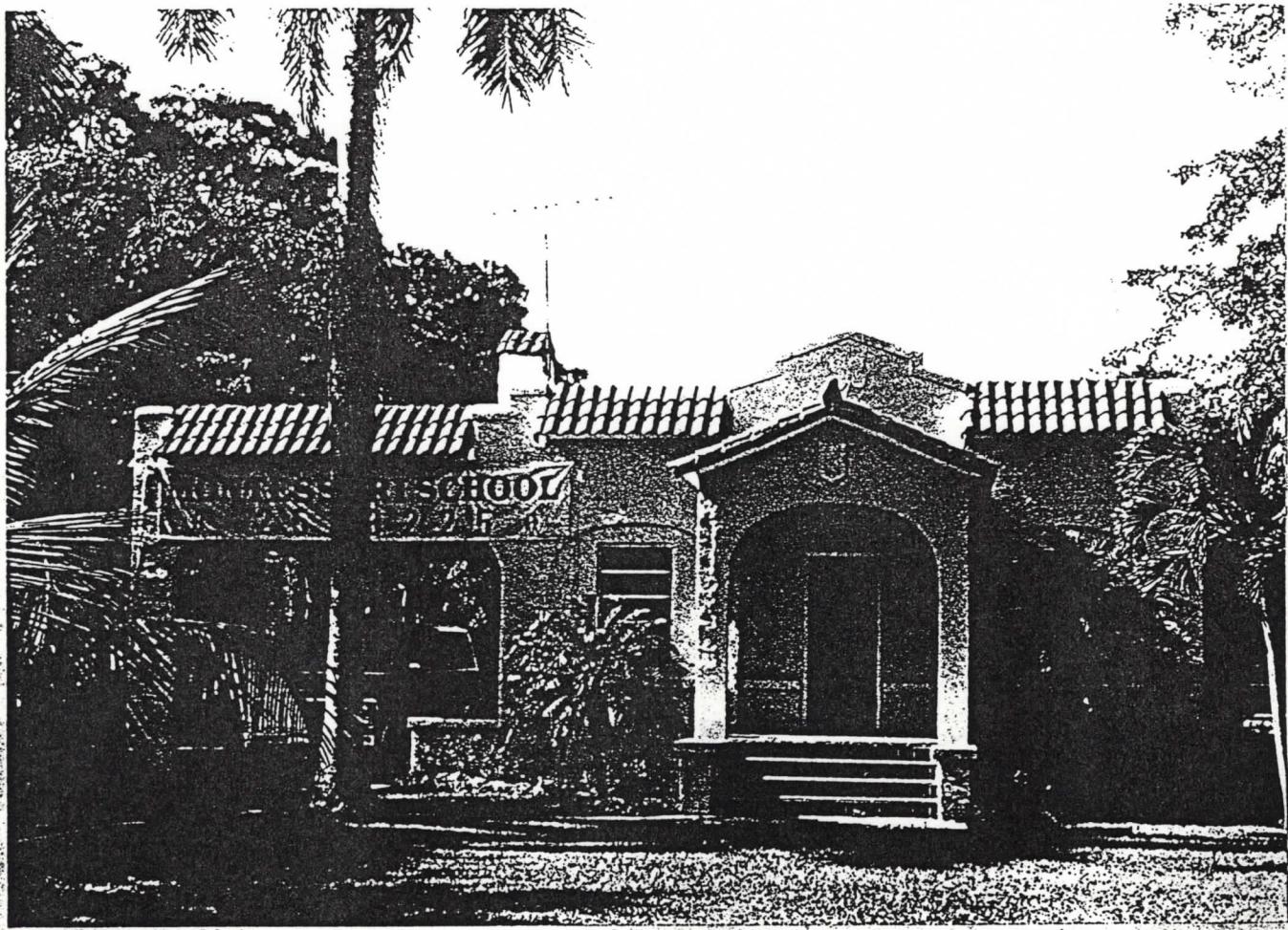
PF1-MORE LEGAL PF2-PARCEL INFO PF3-FOLIO SEARCH PF5-TAX COLL PF8-MENU



of Ellington to Ellington Col beginning at a corner in the said town
in the direction with the left boundary of the survey of
the East of the Ellington County of the State, east of the
Parish of Ellington (35) south of Parag Thet (40) East and
said road was forced by the County Surveyor of said road to
Ellington hundred and to the town (45) first east of said Col and
Ellington County road (35) and the right of way of said road reduced
to the side of the road (40) and carried between buildings
and the same being twenty miles of distance to
Ellington first (35) east of the town (45) and of same



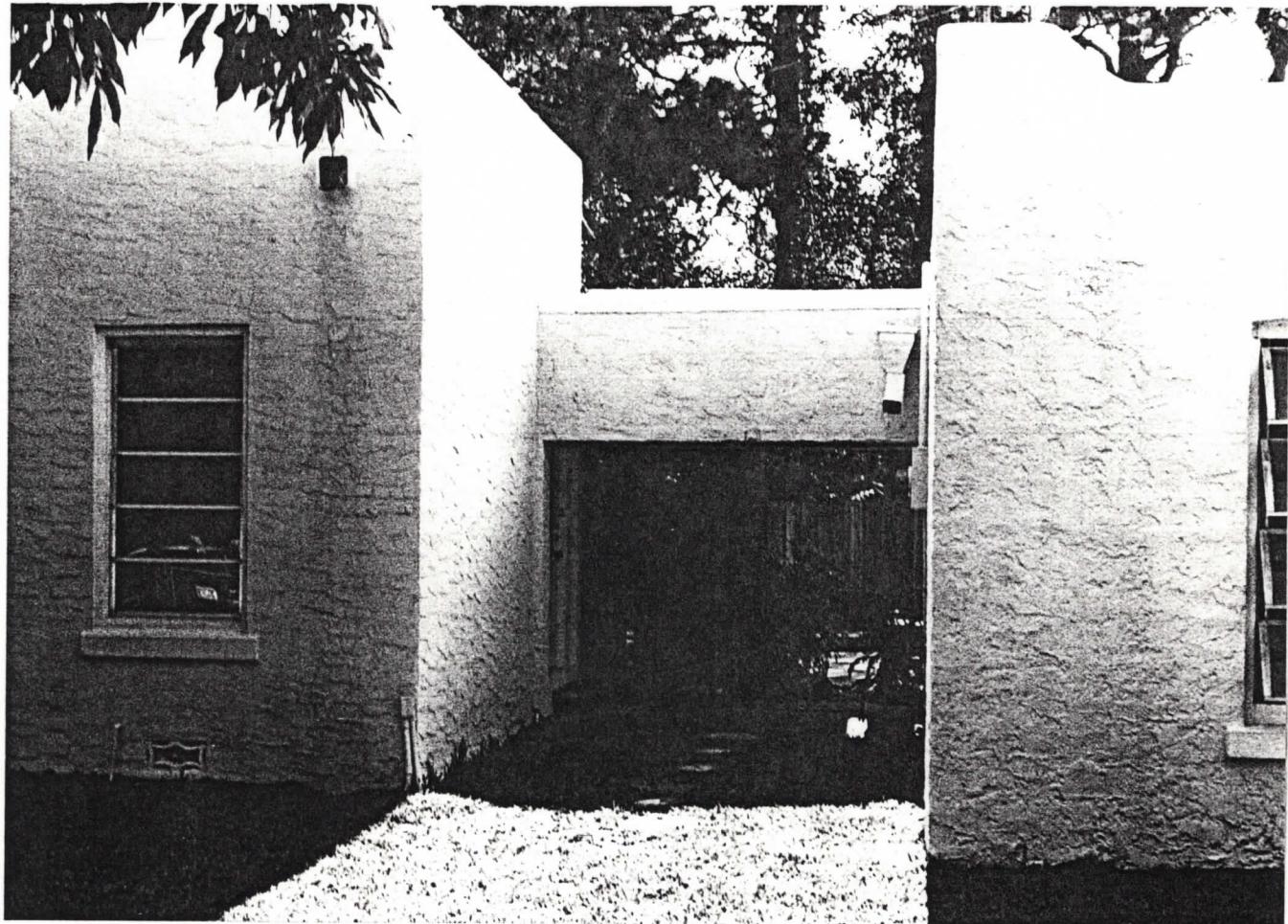
Ball of Moon
Trotter C 19



The Castle Residence
East Facade



The Castle Residence
East Facade
Portico



The Castle Residence
North facade
Breezeway



The Castle Residence
North Facade



BOARD OF COUNTY COMMISSIONERS

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Mayor

Mary Collins
Charles Dusseau
Joseph M. Gersten
Larry Hawkins

Alex Penelas
Harvey Ruvin
Arthur E. Teele, Jr.
Sherman S. Winn

Joaquin G. Aviñó, P.E., P.L.S.
County Manager

Cynthia W. Curry
Assistant County Manager

Thomas Logue
Assistant County Attorney

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Chairman

John Fullerton
Vice Chairman

Judy Abrell
Paulette Bilsky
Gary Dusek
Richard Groden

Guido Inguanzo
David Koretzky
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Dean Taylor, *Deputy Director*

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Robert S. Carr, *Archaeologist*

Teresa Lenox, *Research Historian*

Irelene King, *Administrative Secretary*

METRO-DADE PROVIDES EQUAL ACCESS AND EQUAL OPPORTUNITY IN
EMPLOYMENT AND SERVICES AND DOES NOT DISCRIMINATE ON THE BASIS OF HANDICAP.
OCD Does not discriminate in admission or access to, or treatment or employment in, its federally-assisted programs and activities.
OCD's compliance with these regulations is coordinated by Sharon Lemo who can be reached at (305) 375-3429.